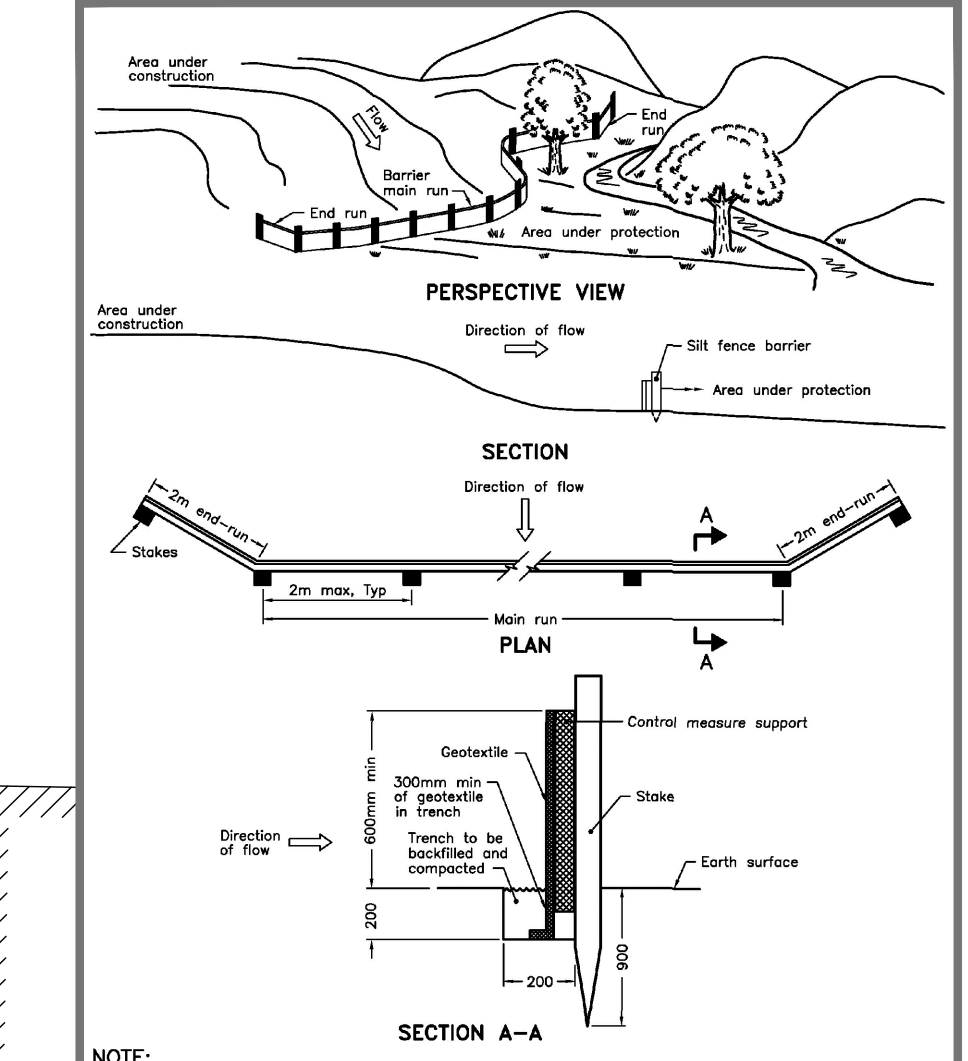
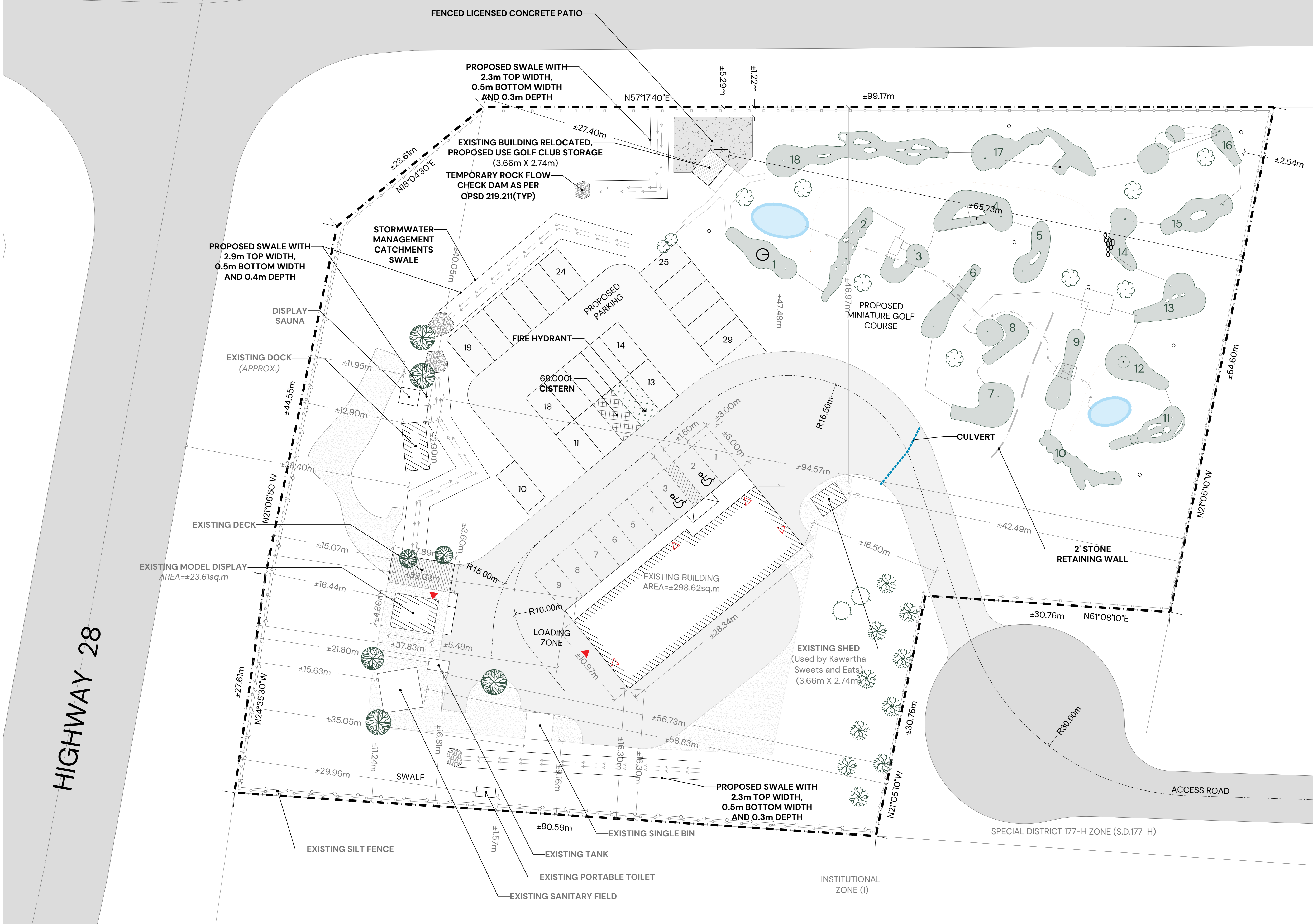
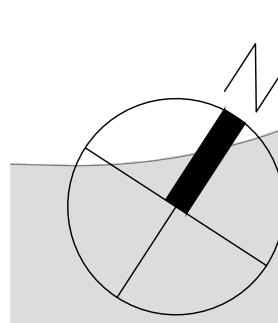
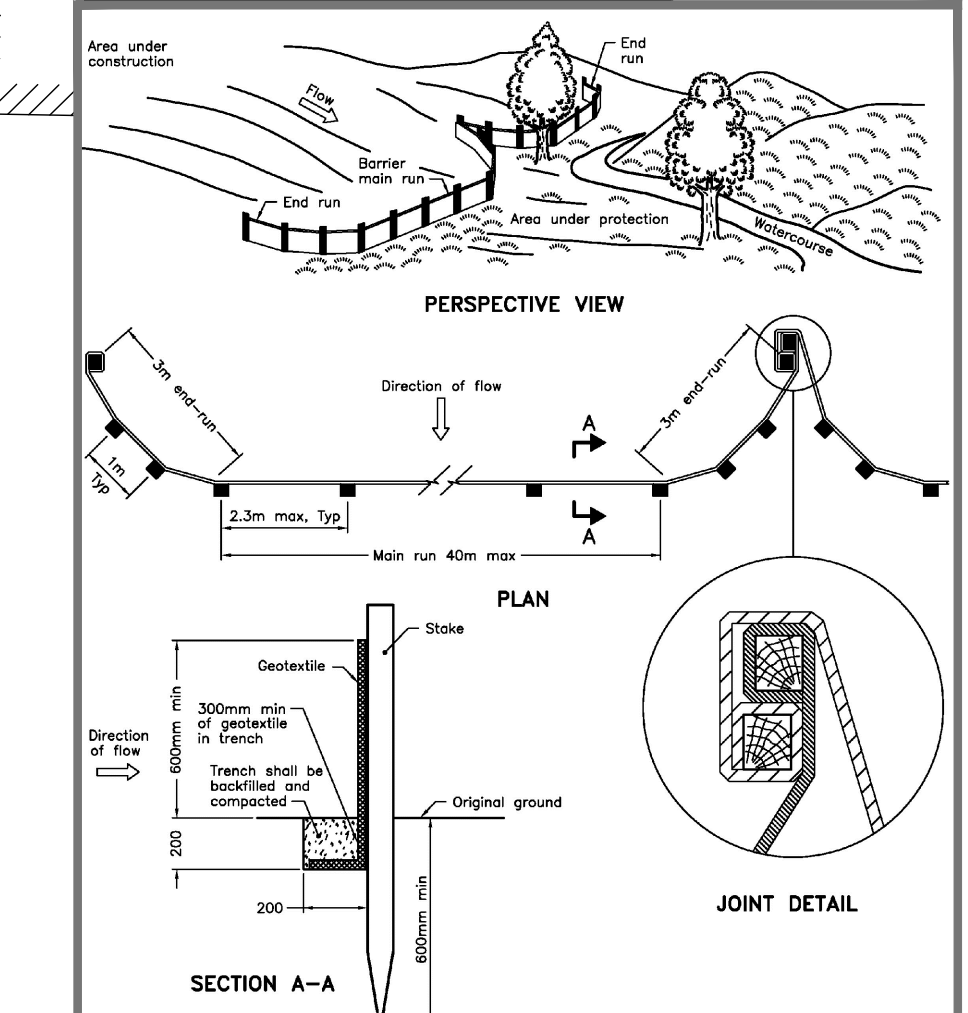


REGIONAL ROAD 4



NOTE:
A All dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 [Rev 1]
HEAVY-DUTY SILT FENCE BARRIER
OPSD 219.130



NOTE:
A All dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 [Rev 3]
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

SITE PLAN-PROPOSED DEVELOPMENT SP2

Indacom Drive (Douro-Dummer) ZBA & SPA
Sean Harris
17 Indacom Drive, Douro-Dummer
Part of Lot 06
Concession 06
Geog. Twp. of Douro
Township of Douro-Dummer

Project Number: 25-2865
Drawn By: PP
Horiz. Scale: 1:250
Revision Date: March 04, 2026

LEGEND

- SUBJECT PROPERTY
- EXISTING PARCEL
- EXISTING DRIVEWAY (TO REMAIN)
- EXISTING BUILDING
- PROPOSED EMERGENCY VEHICLE ROUTE
- EXISTING STORM WATER DITCH
- PROPOSED DRIVEWAY
- PROPOSED RETAINING WALL
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED LIGHT DUTY SILT FENCE
- PROPOSED STORM WATER CATCHMENTS SWALE
- AREA DESIGNATED FOR 68,000L CISTERN
- PROPOSED STORAGE
- PROPOSED SWALE
- PROPOSED TEMPORARY ROCK FLOW CHECK DAM

- NOTES:**
- Property boundaries shown on this plan are based on the landscape plan prepared by Lakeview Engineering, which references the survey boundary from the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, Peterborough, Ontario, dated August 14, 2013.
 - Topographic information is based on the Topographic Survey prepared by Beninger Surveying Ltd., dated August 14, 2013.
 - The height of existing building is ±9m.
 - The height of existing model display is ±6m.
 - Heavy duty silt fence detail is in accordance with Ontario Provincial Standard Drawing OPSD 219.130, Rev. 1, November 2006.
 - Light duty silt fence detail is in accordance with Ontario Provincial Standard Drawing OPSD 219.110, Rev. 3, November 2021.
 - Existing building is classified as Group E – Mercantile occupancy.
 - Existing model display office building is classified as Group D – Business and Personal Services occupancy.
 - The proposed swale and culvert information has been obtained from the SWM Report Site Plan prepared by Greer Galloway, dated February 26, 2026.
 - Existing storm water ditch is removed and replaced with the proposed parking lot.

ZONING STATISTICS		
SPECIAL DISTRICT 177 ZONE	REQUIRED	PROPOSED
LOT AREA (MN.)	4050sq.m	9175.42sq.m
LOT FRONTAGE (MN.)	60m	30.76m
MIN. SETBACKS		
FRONT YARD (MIN.)	15m	16.50m
EXT. SIDE YARD (MIN.)	15m	47.49m
INT. SIDE YARD (MIN.)	6m	16.30m
REAR YARD (MIN.)	15m	39.02m
MIN. FLOOR AREA	100sq.m	640.90sq.m
MIN. FIRST STOREY FLOOR AREA	60sq.m	342.28sq.m
MAX. LOT COVERAGE	15%	3.73%
MAX. BUILDING HEIGHT	9m	<9m
MAX. NUMBER OF DWELLING UNITS PER LOT	1	N/A
PARKING SPACES (6m x 3m)		27 Parking spots + 2 accessible

